

Recorded at the request of:
Becky Fromm
P.O. Box 1101
Carson, WA 98610

33276

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

MAY 30 2018

PAID Exempt
CA Deputy
SKAMANIA COUNTY TREASURER

QUIT CLAIM DEED

THE GRANTOR, GENE BURKE, also known as Eugene Burke, for purposes of clearing title under that certain Land Contract for sale of real property recorded on February 18, 2015 under Auditor's File No. 2015000266, and Statutory Warranty Deed (Fulfillment) recorded on June 11, 2015 under Auditor's File No. 2015001131, hereby conveys and quit claims to the GRANTEE, BECKY FROMM, all of his right, title, and interest in the following described real estate, situated in the City of Carson, County of Skamania, State of Washington, together with all after acquired title of the Grantor therein:

Assessor's Tax Parcel No. 03082941090300 *fm 5-30-18*

Adjusted Lot 3, Burke Short Plat, recorded in Book 3 of Short Plats, Page 280, located in the Southeast Quarter of the Northeast Quarter of Section 29, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, being more particularly described as follows:

The Point of Beginning being the 1/4 between Section 29 and Section 28, Township 3 North, Range 8 East of the Willamette Meridian, which is a USE brass cap. Thence North 80° 16' 17" West 80.95 feet which is the True Point of Beginning. Thence North 89° 09' 23" West 513.34 feet; Thence North 2° 24' 57" West 51.33 feet; Thence North 31° 12' 48" West 220.00 feet; Thence North 13° 20' 24" West 80.00 feet; Thence South 63° 58' 25" West 96.43 feet; Thence South 12° 29' 49" East 35.31 feet; Thence South 46° 51' 28" West 249.58 feet to the road centerline; Thence along the road centerline South 32° 07' 55" East 8.54 feet; Thence along the road centerline South 32° 07' 55" East 74.31 feet; Thence South 80° 14' 18" East 847.48 feet to cul-de-sac right of way edge; Thence along the arc of a 50 foot radius curve to the right, though a delta of 40° 49' 25" and along a cord bearing of North 33° 08' 30" East 35.69 feet; Thence North 3° 41' 20" East 17.65 feet to the True Point of Beginning.

Commonly known as: 222 Sleepy Hollow Road, Carson, Washington

Assessor's Tax Parcel No. 03082941090400 *fm 5-30-18*

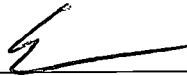
Adjusted Lot 4, Burke Short Plat, recorded December 19, 1995 in Book 3 of Short Plats, Page 280, located in the Southeast Quarter of the Northeast Quarter of Section 29, Township

of Lot 3, as described in boundary line adjustment recorded in Auditor's File No. 2007166543; Thence South 63° 58' 25" West a distance of 96.43 feet to a point; Thence South 12° 29' 49" East a distance of 35.31 feet to a point; Thence South 46° 51' 28" West a distance of 249.09 feet to a point on the centerline of Carson Depot Road; Thence Northwesterly along the centerline of Carson Depot Road the following six (6) courses; 1) Thence North 29° 57' 24" West a distance of 62.89 feet to a point; 2) Thence North 28° 12' 37" West a distance of 65.65 feet to a point; 3) Thence North 23° 47' 08" West a distance of 91.35 feet to a point; 4) Thence North 28° 20' 23" West a distance of 64.52 feet to a point; 5) Thence North 31° 58' 27" West a distance of 62.04 feet to a point; 6) Thence North 34° 15' 57" West a distance of 69.23 feet to a point to the South corner of Lot 2 of the said Burke Short Plat; Thence Northerly along the center of said Carson Creek the following eighteen (18) courses; 1) Thence North 23° 26' 44" West a distance of 22.77 feet to a point; 2) Thence North 09° 14' 16" East a distance of 33.89 feet to a point; 3) Thence North 37° 42' 25" East a distance of 67.48 feet to a point; 4) Thence North 26° 43' 34" East a distance of 33.34 feet to a point; 5) Thence North 11° 00' 27" East a distance of 28.77 feet to a point; 6) Thence North 30° 19' 25" West a distance of 48.49 feet to a point; 7) Thence North 33° 22' 20" West a distance of 44.84 feet to a point; 8) Thence North 01° 09' 00" West a distance of 46.70 feet to a point; 9) Thence North 28° 35' 46" East a distance of 203.78 feet to a point; 10) Thence North 05° 40' 42" West a distance of 73.96 feet to a point; 11) Thence North 35° 34' 22" West a distance of 55.12 feet; 12) Thence North 23° 14' 26" East a distance of 73.45 feet to a point; 13) Thence North 80° 00' 42" East a distance of 44.16 feet to a point; 14) Thence North 79° 13' 20" East a distance of 54.62 feet to a point; 15) Thence North 50° 57' 23" East a distance of 36.86 feet to a point; 16) Thence North 15° 38' 19" West a distance of 31.44 feet to a point; 17) Thence North 17° 55' 31" East a distance of 34.47 feet to a point; 18) Thence North 19° 18' 49" East a distance of 23.14 feet to the North line of said Lot 4 of the Burke Short Plat; Thence South 89° 16' 16" East along the North line of said Lot 4 a distance of 184.31 feet to the Point of Beginning.

Containing 6.40 acres more or less.

Skamania County Assessor
Date 5-30-18 Parcel# 03082941090300
03082941090400

DATED this 30 day of May, 2018.



GENE BURKE

STATE OF WASHINGTON)
)
) ss.
County of Skamania)



On this day personally appeared before me, GENE BURKE, also known as Eugene Burke, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged to me that the same was signed as a free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and seal this 30 day of May, 2018.

EXHIBIT "A"Assessor's Tax Parcel No. 03082941090300

Adjusted Lot 3, Burke Short Plat, recorded in Book 3 of Short Plats, Page 280, located in the Southeast Quarter of the Northeast Quarter of Section 29, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, being more particularly described as follows:

The Point of Beginning being the $\frac{1}{4}$ between Section 29 and Section 28, Township 3 North, Range 8 East of the Willamette Meridian, which is a USE brass cap. Thence North $80^{\circ} 16' 17''$ West 80.95 feet which is the True Point of Beginning. Thence North $89^{\circ} 09' 23''$ West 513.34 feet; Thence North $2^{\circ} 24' 57''$ West 51.33 feet; Thence North $31^{\circ} 12' 48''$ West 220.00 feet; Thence North $13^{\circ} 20' 24''$ West 80.00 feet; Thence South $63^{\circ} 58' 25''$ West 96.43 feet; Thence South $12^{\circ} 29' 49''$ East 35.31 feet; Thence South $46^{\circ} 51' 28''$ West 249.58 feet to the road centerline; Thence along the road centerline South $32^{\circ} 07' 55''$ East 8.54 feet; Thence along the road centerline South $32^{\circ} 07' 55''$ East 74.31 feet; Thence South $80^{\circ} 14' 18''$ East 847.48 feet to cul-de-sac right of way edge; Thence along the arc of a 50 foot radius curve to the right, though a delta of $40^{\circ} 49' 25''$ and along a cord bearing of North $33^{\circ} 08' 30''$ East 35.69 feet; Thence North $3^{\circ} 41' 20''$ East 17.65 feet to the True Point of Beginning.

Commonly known as: 222 Sleepy Hollow Road, Carson, Washington

Assessor's Tax Parcel No. 03082941090400

Adjusted Lot 4, Burke Short Plat, recorded December 19, 1995 in Book 3 of Short Plats, Page 280, located in the Southeast Quarter of the Northeast Quarter of Section 29, Township 3 North, Range 8 East, Willamette Meridian, Skamania County, Washington; being more particularly described as follows:

Beginning at the Northwest corner of Lot 4 of the Burke Short Plat, recorded in Book 3 of Short Plats, Page 280; Thence Southerly along the East line of said Lot 4 the following six (6) courses: 1) Thence South $20^{\circ} 05' 15''$ West a distance of 331.84 feet to a point; 2) Thence South $19^{\circ} 28' 41''$ West a distance of 171.82 feet to a point; 3) Thence South $19^{\circ} 40' 26''$ West a distance of 132.23 feet to a point; 4) Thence South $51^{\circ} 51' 46''$ East a distance of 158.36 feet to a point; 5) Thence South $13^{\circ} 21' 49''$ East a distance of 49.66 feet to a point; 6) Thence South $13^{\circ} 20' 24''$ East a distance of 171.65 feet to the Northeasterly most corner of Lot 3, as described in boundary line adjustment recorded in Auditor's File No. 2007166543; Thence South $63^{\circ} 58' 25''$ West a distance of 96.43 feet to a point; Thence South $12^{\circ} 29' 49''$ East a distance of 35.31 feet to a point; Thence South $46^{\circ} 51' 28''$ West a distance of 249.09 feet to a point on the centerline of Carson Depot Road; Thence Northwesterly along the centerline of Carson Depot Road the following six (6) courses; 1) Thence North $29^{\circ} 57' 24''$ West a distance of 62.89 feet to a point; 2) Thence North $28^{\circ} 12' 37''$ West a distance of 65.65 feet to a point; 3) Thence

North 23° 47' 08" West a distance of 91.35 feet to a point; 4) Thence North 28° 20' 23" West a distance of 64.52 feet to a point; 5) Thence North 31° 58' 27" West a distance of 62.04 feet to a point; 6) Thence North 34° 15' 57" West a distance of 69.23 feet to a point to the South corner of Lot 2 of the said Burke Short Plat; Thence Northerly along the center of said Carson Creek the following eighteen (18) courses; 1) Thence North 23° 26' 44" West a distance of 22.77 feet to a point; 2) Thence North 09° 14' 16" East a distance of 33.89 feet to a point; 3) Thence North 37° 42' 25" East a distance of 67.48 feet to a point; 4) Thence North 26° 43' 34" East a distance of 33.34 feet to a point; 5) Thence North 11° 00' 27" East a distance of 28.77 feet to a point; 6) Thence North 30° 19' 25" West a distance of 48.49 feet to a point; 7) Thence North 33° 22' 20" West a distance of 44.84 feet to a point; 8) Thence North 01° 09' 00" West a distance of 46.70 feet to a point; 9) Thence North 28° 35' 46" East a distance of 203.78 feet to a point; 10) Thence North 05° 40' 42" West a distance of 73.96 feet to a point; 11) Thence North 35° 34' 22" West a distance of 55.12 feet; 12) Thence North 23° 14' 26" East a distance of 73.45 feet to a point; 13) Thence North 80° 00' 42" East a distance of 44.16 feet to a point; 14) Thence North 79° 13' 20" East a distance of 54.62 feet to a point; 15) Thence North 50° 57' 23" East a distance of 36.86 feet to a point; 16) Thence North 15° 38' 19" West a distance of 31.44 feet to a point; 17) Thence North 17° 55' 31" East a distance of 34.47 feet to a point; 18) Thence North 19° 18' 49" East a distance of 23.14 feet to the North line of said Lot 4 of the Burke Short Plat; Thence South 89° 16' 16" East along the North line of said Lot 4 a distance of 184.31 feet to the Point of Beginning.

Containing 6.40 acres more or less.

Narrative re: clearing title pursuant to WAC No. 458-61A-215(3)

Assessor's Tax Parcel No. 03082941090300 and 03082941090400

On January 14, 2015 Eugene Burke, also known as Gene Burke, and Becky Fromm entered into a Land Contract, recorded on February 18, 2015 under Skamania County Auditor's File No. 2015000266, wherein Fromm was to purchase two (2) parcels of bare land from Burke. Thereafter Burke executed a Statutory Warranty Deed (Fulfillment) to Fromm, which was recorded on June 4, 2015 under Skamania County Auditor's File No. 2015001131.

It has recently come to the parties' attention, after requesting a title insurance policy, that there were multiple errors in the above-listed documents between Burke and Fromm, including, but not limited to the use of an incorrect name and insufficient legal descriptions, resulting in Burke remaining on title despite Fromm having fulfilled her duties under the land contract. Excise tax was previously paid on the parties' transaction on February 18, 2015.

The parties wish to remove Burke from title, as was their intent with the Statutory Warranty Deed (Fulfillment) recorded on June 4, 2015.

I certify under penalty of perjury that the foregoing is true and correct.



GENE BURKE, Grantor



BECKY FROMM, Grantee

May 30, 2018 Stevenson, WA
Date and city of signing

May 30, 2018 Stevenson, WA
Date and city of signing